

## FOR LEASE

Beautifully redeveloped single-room offices on the 5<sup>th</sup> Floor "Penthouse" on Continental Square in Downtown York.



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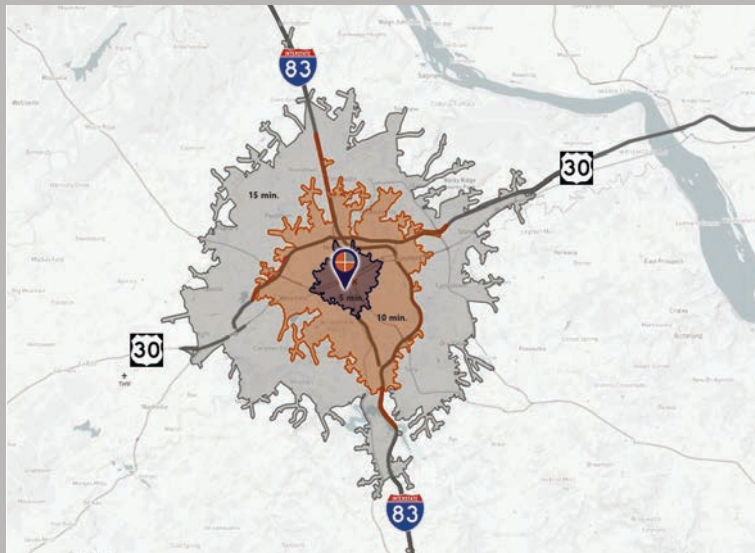


# THE RUPP BUILDING - OFFICE SPACE AVAILABLE

## DEMOGRAPHICS

| Variable                              | 2 W. Market St. York, PA 17401 |                 |                  |
|---------------------------------------|--------------------------------|-----------------|------------------|
| Travel Distance from Site             | 5 minutes                      | 10 minutes      | 15 minutes       |
| Total Population                      | 40,289                         | 92,968          | 169,712          |
| Population Density (Pop per Sq. Mile) | 9,473.8                        | 3,138.0         | 1,774.5          |
| Total Daytime Population              | 49,117                         | 119,677         | 197,199          |
| Total Households                      | 15,198                         | 36,796          | 66,296           |
| Per Capita Income                     | \$21,345                       | \$30,824        | \$36,504         |
| Average Household Income              | \$55,689                       | \$77,427        | \$92,846         |
| Average Disposable Income             | \$44,796                       | \$60,545        | \$71,395         |
| Aggregate Disposable Income           | \$680,803,835                  | \$2,227,827,076 | \$4,733,227,143  |
| Total (SIC01-99) Businesses           | 1,563                          | 4,356           | 6,662            |
| Total (SIC01-99) Employees            | 23,632                         | 67,742          | 105,116          |
| Total (SIC01-99) Sales                | \$1,907,375,000                | \$8,749,775,449 | \$15,495,379,680 |
| Annual Budget Expenditures            | \$746,519,141                  | \$2,485,406,450 | \$5,327,323,914  |
| Retail Goods                          | \$228,795,112                  | \$773,767,880   | \$1,667,314,510  |

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

“The Rupp Building” is under new ownership and has undergone a transformation of the exterior to upgrade the curb appeal, the 5th floor has been completely restored to its historic condition and is being offered for lease as single-room offices (can combine multiple offices) or the option of the entire 5th floor. Spaces are move-in ready and each individual office is large enough to accommodate workstations and group meeting space.

The 5th floor space features high ceilings, large windows with ample natural light and stunning “penthouse views” of Downtown York and the Continental Square, and elevator access. Leases include all expenses, even WiFi, and the use of a shared kitchenette/breakroom and restrooms. This is the chance to call this flagship building on the square “home” to your office.

Join co-tenants Prince Street Café, who offers private meeting space for rent, The Grotto community co-working & artist studios, and Dale E. Anstine Law Firm.

## PROPERTY DETAILS

- Total Building Size:.....17,640 SF
- Zoning: .....Central Business District
- Year Built/Renovated: ..... 1893/2019
- Lease Rate:.....Variable Subject to Term
- Date Available:.....Immediately
- Parking:..... Public Garage/Street

| 5th Floor Office Space Leasing Rates |            |                  |            |            |
|--------------------------------------|------------|------------------|------------|------------|
| Suite #                              | Square Ft. | 6 months         | 1 year     | 2 year     |
| 501                                  | 405.63     | \$850.00         | \$800.00   | \$750.00   |
| 502                                  | 307.15     | \$800.00         | \$750.00   | \$700.00   |
| 503                                  | 259.61     | \$800.00         | \$750.00   | \$700.00   |
| 504                                  | 415.52     | \$1,100.00       | \$1,050.00 | \$1,000.00 |
| 505                                  | 311.34     | \$950.00         | \$900.00   | \$850.00   |
| 507                                  | 293.37     | \$800.00         | \$750.00   | \$700.00   |
| ALL                                  | 2,962± SF  | \$20.00/SF Gross |            |            |

## TRAFFIC COUNTS

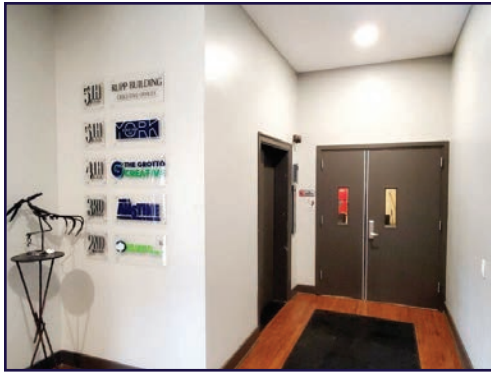
- West Market Street:..... 8,401 VPD
- South George Street: ..... 10,232 VPD

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# FLOOR PLAN - 5TH FLOOR SINGLE OFFICE SPACES

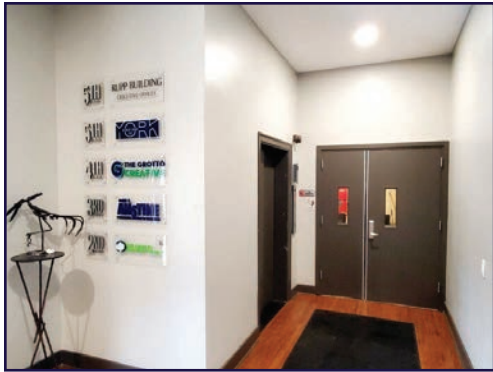
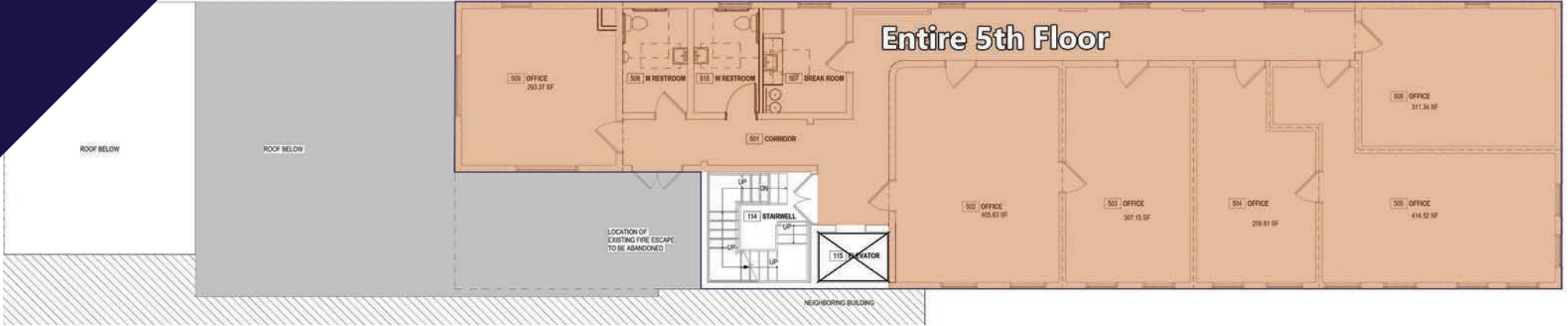
| 5th Floor Office Spaces |         |           |
|-------------------------|---------|-----------|
| Suite #                 | Sq. Ft. | Status    |
| 501                     | 405.63  | Leased    |
| 502                     | 307.15  | Leased    |
| 503                     | 259.61  | AVAILABLE |
| 504                     | 415.52  | AVAILABLE |
| 505                     | 311.34  | Leased    |
| 507                     | 293.37  | AVAILABLE |



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# FLOOR PLAN - ENTIRE 5TH FLOOR



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# DOWNTOWN YORK MAP

## Visit Downtown York

### DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

### LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

### SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

### FITNESS

68. York YMCA
69. CrossFit York

### ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center



### NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new market rate apartments, and over 50,000 SF of office/flex/conference space.

### YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.

### MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. Beaver St., W. Philadelphia St., N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.

### CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.

### ROYAL SQ. DISTRICT

Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

### WeCo

Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

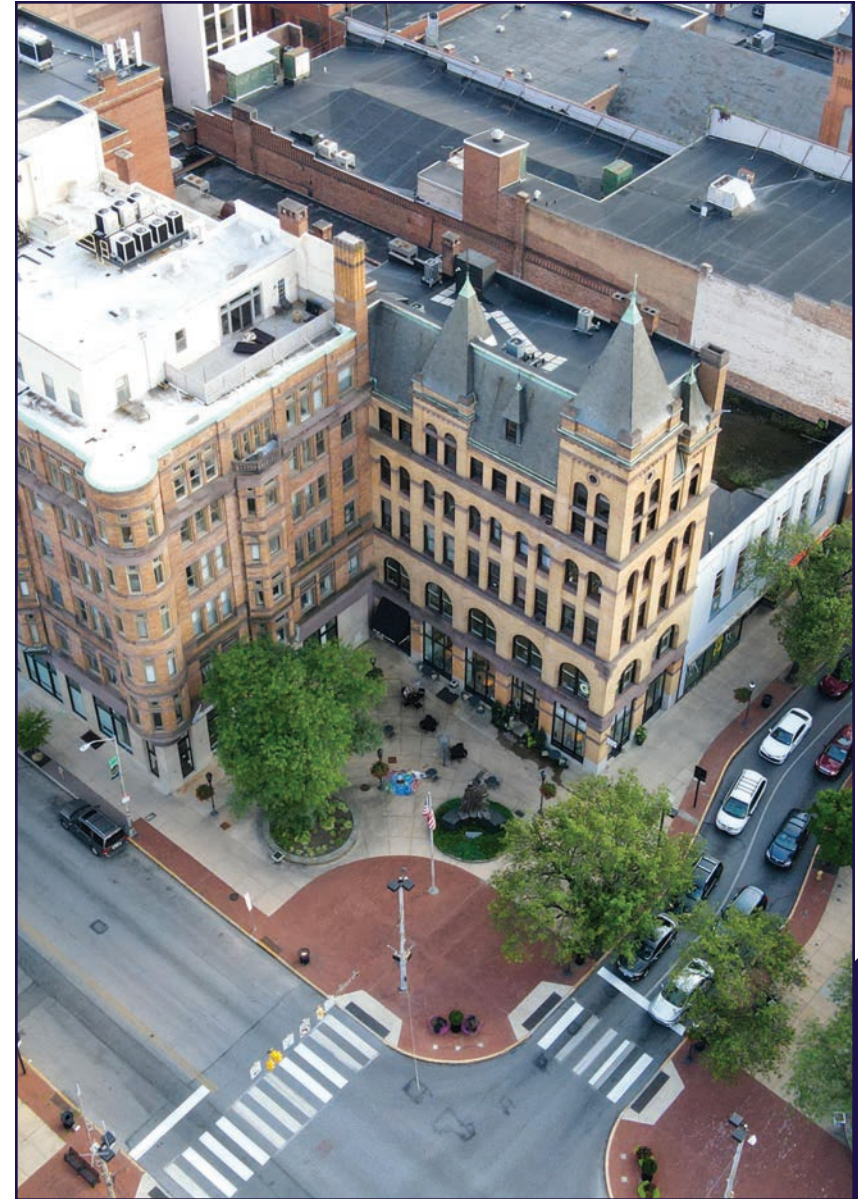
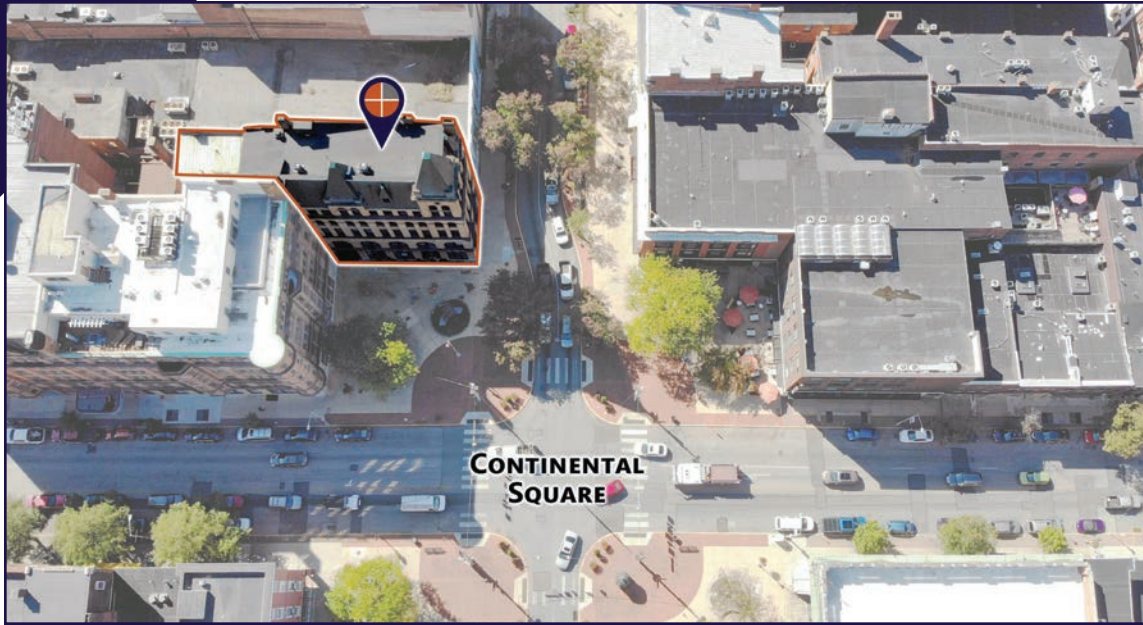
### LEGEND

|   |                                    |
|---|------------------------------------|
| <b>A</b> Northwest Triangle Redevelopment | <b>P1</b> King St. Garage          |
| <b>B</b> York County Judicial Center      | <b>P2</b> Market St. Garage        |
| <b>C</b> Continental Square               | <b>P3</b> Philadelphia St. Parking |
|   | <b>P4</b> Central Market Deck      |

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# AERIAL DRONE PHOTOS



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# AERIAL DRONE PHOTO



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